

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
MAY 15, 2019**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 15, 2019 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Chan called the meeting to order at 7:04 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Stephen Lam, Teresa Real
Sebastian

Council Members Absent: Hans Liang

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Assistant City Engineer Frank Lopez, Police Captain Steve Coday, Principal Management Analyst Bonnie Tam, Housing Consultant Debbie Sottek

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Manager Bow requested that Item No. 1A be heard before Oral Communications.

Council Member Real Sebastian requested that Item No. 5C be heard before Item No. 5B.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance
the quality of life for our entire community

ORAL AND WRITTEN COMMUNICATIONS

This item was heard after Agenda Item No. 1A.

- Sarkis Antonian expressed his opinion that having an experienced individual in district 5 is better than having an un-experience individual. He also spoke about a Judicial Watch organization and passed out copies of a business card for Larry Klayman, Chairman.
- Larry Sullivan invited the public to the city's Fire Service Day and Lion's Club Pancake Breakfast on Saturday May 18, 2019 at Fire Station 61. He also mentioned that on the same day, the city will have an Armed Forces Day at Barnes Park starting at 11:00 a.m.
- Inez Alvarez, Director of Recreation and Community Services along with Scott Haberle, Fire Chief, invited the public to Fire Service Day and Armed Forces Day in Monterey Park on May 18, 2019.
- Mark McAvoy, Director of Public Works, invited everyone to Public Works Day on May 21, 2019 at the City Yard.
- Grace Young, resident, voiced her opinion in favor of having a dog park in Monterey Park.
- Beatrice Cardenas, stated that she will be running for the 27th Congressional seat and spoke about the city's recent redistricting process resulting in the changed in the dynamics of the City Council.
- Delario Robinson, introduced his family and said he is proud of his children's accomplishments in academics and sports.

1. PRESENTATION

1A. MONTEREY PARK POLICE EXPLORER PROGRAM PRESENTATION

This item was heard before Oral and Written Communications

Discussion: Police Chief Smith requested Lead Explorer Advisor Officer Vanessa Delgado, Officer Brian Pflughoft, and Detective Alex Mena to join him in presenting Police Explorer Steven Torres. Police Chief Smith informed the Council and the public that Explorer Torres has been accepted to the Air Force Academy. Chief Smith spoke about the difficulties and limited acceptance into the Academy and is proud of Explorer Torres's accomplishments and wished him all the best.

1B. CITY MANAGER UPDATES

Discussion: City Manager Bow introduced Diana Garcia as the new City Librarian. He also informed the public about the current departmental makeup due to the absence of a Community and Economic Development Director. He stated that the Code Enforcement Division is under the Fire Chief; Building and Planning Division is under the Public Works Director; Economic Development Division is under the City Manager; and Housing Division is under both the City Manager and Management Services.

2. OLD BUSINESS

None.

3. CONSENT CALENDAR ITEMS NOS. 3A-3E

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A, 3B, and 3C on Consent Calendar, expect for Items Nos. 3D and 3E which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Lam and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

3A. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – APRIL 2019

As of April 30, 2019 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	114,006.78
• Successor Agency (SA) RORF	<u>69,190.00</u>
Total	<u>\$ 183,196.78</u>

Action Taken: The City Council received and filed the Monthly Investment Report on Consent Calendar.

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MAY 15, 2019

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 323657-323860 and ACH numbered 000473-000522.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12081 allowing certain claims and demands per Warrant Register dated May 15, 2019 totaling \$1,842,325.31 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12081, entitled:

A RESOLUTION OF THE CITY COUNCIL APPROVE PAYMENT OF WARRANTS AND ADOPT A RESOLUTION ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED MAY 15, 2019 TOTALING \$1,842,325.31 SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MONTHLY INVESTMENT REPORT – APRIL 2019

As of April 30, 2019 invested funds for the City of Monterey Park is \$90,433,629.88.

Action Taken: The City Council received and filed the monthly investment report on Consent Calendar.

3D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING MAY 12 – 18, 2019 AS “POLICE WEEK” AND WEDNESDAY, MAY 15, 2019 AS “PEACE OFFICERS MEMORIAL DAY.”

The week of May 12 – 18 is recognized as “National Police Week” and May 15 is “Peace Officers Memorial Day.” The City Council is requested to approve a Resolution to observe both National Police Week and Peace Officers Memorial Day.

Action Taken: The City Council adopted Resolution No. 12082 declaring May 12 – 18, 2019 as “Police Week” in Monterey Park and Wednesday, May 15, 2019 as “Peace Officers Memorial Day”. The City Council took a moment of silence for all the fallen officers.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Lam, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

Resolution No. 12082 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING MAY 12-18 AS POLICE WEEK IN MONTEREY PARK AND WEDNESDAY, MAY 15 AS PEACE OFFICERS' MEMORIAL DAY

3E. CONTINUANCE FOR DECISION REGARDING CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT – 130-206 SOUTH CHANDLER AVENUE

On April 14, 2019, the City Council reviewed an application for constructing a 54-unit senior citizen housing project at 130-206 South Chandler Avenue. During the meeting, the City Council directed that the staff meet with the applicant to clarify the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify a condition of approval requiring the Bradford Pear tree in the public right-of-way. Staff met with the applicant regarding these items. Some additional time is needed to completely address the City Council's concerns regarding the proposed project before the City Council makes a final decision.

Action Taken: The City Council continued the final decision regarding this application until the meeting of June 5, 2019 as amended to have staff send written notices to residents who reside within 300 feet of the subject site regarding the next City Council meeting.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Lam, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Chan
Noes:	Council Members:	Ing
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

4. PUBLIC HEARING

None.

5. NEW BUSINESS

5A. RESIDENTIAL REHABILITATION PROGRAM LOAN REQUEST (SEVERO AND MARIA JIMENEZ / 1119 KNOLL DRIVE, MONTEREY PARK, CA 91754)

In December 2018, Severo and Maria Jimenez ("Applicants") applied for assistance through the City's Residential Rehabilitation Loan Program (Program) for repairs to their home located at 1119 Knoll Drive, Monterey Park CA 92754. An initial inspection was performed and permits were reviewed. Based upon the initial inspection and review of permits, an informal geotechnical investigation was

requested. The geotechnical investigation indicates that the integrity of the foundation has been compromised due to the additional weight of a permitted, second story addition constructed approximately 20 years ago.

Based on the estimate from the geotechnical firm, the stabilization of the foundation will cost between \$80,000 and \$110,000. The exact cost is unknown and can only be determined with geotechnical report. An additional estimated \$30,000 is needed for repairs to the house (roof, plumbing, sewer, flooring, windows).

In the last several months, the Applicants have experienced sewer and water line breakage and cracking of the exterior walls. According to the geotechnical firm, these issues are the direct result of the compromised foundation and the structure will continue to shift down slope unless the foundation is stabilized. Photographs of the residence are attached for reference.

The Applicants are requesting City Council consideration of the approval of a loan of up to \$140,000 to address foundation stabilization repairs and limited interior and exterior improvements resulting from the foundation movement such as roof replacement, plumbing and sewer line repairs/replacement and wall and flooring repairs. The household is comprised of two-persons that are husband and wife that meet all program eligibility criteria including but not limited to: (1) live in the property; (2) are extremely low-income; (2) have sufficient equity to cover the City loan (approximately \$450,000); and (3) are current on their property taxes and mortgage payment.

Action Taken: The City Council approved a Residential Rehabilitation Program Loan of not to exceed \$140,000 and authorized the City Manager to execute all necessary loan documents

Motion: Moved by Council Member Lam and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

RECESSED AND RECONVENED

The City Council recessed at 8:41 p.m. and reconvened with all council members present at 8:52 p.m.

5B. AWARD OF SPIRIT BUS CONTRACT

At the March 20, 2019 Council meeting, the City Council directed staff to release a Request for Proposals (RFP) on March 21, 2019 for the operation and maintenance of the City's fixed-route system, Spirit Bus. Two companies submitted proposals. Staff recommends the City Council award the contract to Transportation Concepts, who submitted a qualified proposal with the lowest cost.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Taking the recommended action would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a "project" under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*; see Cal. Code Regs. tit. 14, §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

This item was heard after Item No. 5C.

Public Speakers:

- Brett Baum, Director of Operations for Transportation Concepts, briefly spoke about the company and the services they offer and was available to answer questions.
- Brian Connell, Area Regional Manager for Transportation Concepts, briefly spoke about the company and the services they offer and was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute a contract, in a form approved by the City Attorney, with Transportation Concepts for operating the City's Spirit Bus transportation program as amended to add language in the contract that allows the city to make changes to the contract terms including early termination.

Motion: Moved by Council Member Lam and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Chan
Noes:	Council Members:	Ing
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

5C. APPROVAL OF MONTEREY PARK MOBILITY PROGRAM PLAN

The City Council directed staff to draft and present a mobility program plan for the City Council's consideration. This report includes a proposal and preliminary cost analysis of a mobility program for Monterey Park. Staff recommends the City Council approve a mobility program plan and provide direction on how to proceed with future Spirit Bus services.

This item was heard after Item No. 5A.

Recommendation: (1) Provide direction to staff regarding the City's Transit Programs; (2) Approve Monterey Park Mobility Program Plan; and (3) Take such additional, related, action that may be desirable

Discussion: The Director of Public Works McAvoy presented the staff report. During his presentation Council Member Lam left the dais. Soon thereafter, Council Member Real Sebastian also left the dais. Once Council Member Real Sebastian left the dais there was no quorum to continue the meeting. Shortly after, both Council Members returned to the dais and the meeting continued.

Action Taken: The City Council provided direction to staff on rideshare providers as their preference and the possibility of adding motorized bikes and scooters as an option in the future and also advised staff that a Request for Proposal (RFP) was not necessary for this program.

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF MAY AS ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH (REQUESTED BY MAYOR CHAN)

Action Taken: The City Council adopted Resolution No. 12083 declaring the month of May as Asian American and Pacific Islander Heritage Month.

Motion: Moved by Mayor Chan and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Liang
Abstain:	Council Members:	None

Resolution No. 12083, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF MAY AS ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH

COUNCIL COMMUNICATIONS

Council Member Lam had nothing to report.

Council Member Real Sebastian had nothing to report.

Council Member Ing had nothing to report.


Mayor Chan invited the public to Fire Service Day and Armed Forces Day on May 18th at Fire Station 61 and Barnes Park. Mayor Chan reported that he along with City Clerk Chang visited Morelia, Michoacan, Mexico Sister City and requested that a presentation be placed on the next City Council agenda regarding his trip.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:20 p.m.



Vincent D. Chang
City Clerk

Approved on July 3, 2019 at the Regular City Council Meeting